143.0	0007	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	878,500 /	878,500
USE VALUE:	878,500 /	878,500
ASSESSED:	878,500 /	878,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		MURRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ADLEMAN GEORGE L
Owner 2:	ZEFTEL MONA D
Owner 3:	
Street 1:	11 MURRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ADLEMAN GEORGE L/TRUSTEE -
Owner 2:	ZEFTEL MONA D/TRUSTEE -
Street 1:	11 MURRAY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .106 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Wood Shingle Exterior and 2332 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4628.000	430,800	600	447,100	878,500
Total Card	0.106	430,800	600	447,100	878,500
Total Parcel	0.106	430,800	600	447,100	878,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 376.72 | /Parcel: 376.72

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
93062			04/20/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 143.0-0007-0008.0

!11136!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	430,800	600	4,628.	447,100	878,500		Year end	12/23/2021
2021	101	FV	417,800	600	4,628.	447,100	865,500		Year End Roll	12/10/2020
2020	101	FV	417,900	600	4,628.	447,100	865,600	865,600	Year End Roll	12/18/2019
2019	101	FV	312,300	600	4,628.	419,100	732,000	732,000	Year End Roll	1/3/2019
2018	101	FV	314,100	0	4,628.	346,500	660,600	660,600	Year End Roll	12/20/2017
2017	101	FV	314,100	0	4,628.	318,500	632,600	632,600	Year End Roll	1/3/2017
2016	101	FV	314,100	0	4,628.	290,600	604,700	604,700	Year End	1/4/2016
2015	101	FV	296,700	0	4,628.	285,000	581,700	581,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:58:49

LAST REV

Date	Time
11/23/21	11:48:12

mmcmakin

USER DEFINED

Prior Id # 1:	93062
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11136

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ADLEMAN GEORGE	79058-175	1	11/2/2021	Convenience	1	No	No		
ADLEMAN GEORGE	69281-516		5/15/2017	Convenience	10	No	No		
ZEFTEL LEO	23140-116		5/3/1993		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/30/2017	1113	Re-Roof	13,067	C				
10/8/2003	865	Addition	176,000	C		G6	GR FY06	BMT, FFL, SFL W/LO

ACTIVITY INFORMATION

Date	Result	By	Name
4/20/2018	Meas/Inspect	CC	Chris C
11/22/2008	Meas/Inspect	189	PATRIOT
1/6/2000	Inspected	276	PATRIOT
11/23/1999	Mailer Sent		
11/15/1999	Measured	264	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4628		Sq. Ft.	Site		0	80.	1.21	9									447,072						447,100	

Total AC/HA:	0.10624	Total SF/SM:	4628	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	447,072	Spl Credit		Total:	447,100

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		10.8 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.10025728
Const Adj.:	0.98990101
Adj $ / SQ:	147.035
Other Features:	87568
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	482942
Depreciation:	52158
Depreciated Total:	430784

COMMENTS

PDAS. OF=SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 9	BRs: 4	Baths: 1	HB

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

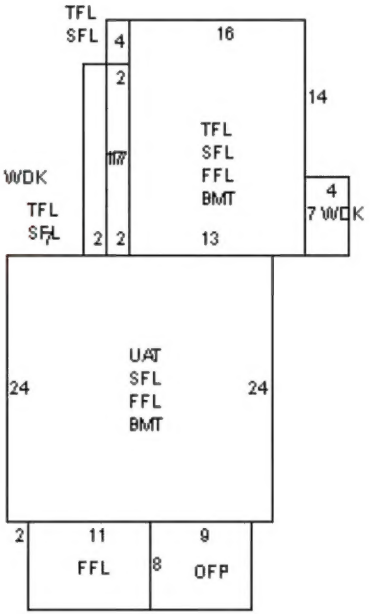
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	147.03
Special Features:	0	Val/Su Net:	122.32
Final Total:	430800	Val/Su SzAd	184.73

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,000	147.030	147,035
SFL	Second Floor	954	147.030	140,271
BMT	Basement	912	44.110	40,229
TFL	Third Floor	378	147.030	55,579
UAT	Upper Attic	144	58.810	8,469
OFP	Open Porch	72	39.020	2,809
WDK	Deck	62	15.840	982

Net Sketched Area:	3,522			Total:	395,374
Size Ad	2332	Gross Area	3954	FinArea	2332

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
TFL	100				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 143.0-0007-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	9X15	A	AV	2013	5.03	T	5	101			600			600
2	Frame Shed	D	Y	1	5X8	A	AV	2013	0.00	T	4.8	101						

More: N	Total Yard Items:	600	Total Special Featues:		Total: 600